

*The Carolina Club Owners Association
Board of Directors Meeting
October 15, 2008*

The Carolina Club Owners Association met on Wednesday, October 15, 2008 at the Carolina Club. Helen Wilson, Bill Vines, Derrick Caldwell, Joe Cowling and John Robinett were present. Kay Norton was representing the Architectural Compliance Committee and Courtney Fowler was representing Village Realty.

Ms. Wilson called the meeting to order. The Board reviewed the minutes from August 20, 2008. On a motion by Mr. Robinett and a second by Mr. Cowling, the minutes were approved as submitted.

Ms. Norton wanted to attend the meeting to bring the Board up to date regarding a few ACC matters. Ms. Norton noted the Committee decided to charge the owner of lot 87 the fee for a one time mow due to their lot not being maintained. Ms. Norton expressed she would like the ACC to work closely with the Board in regards to repeat offenders. Ms. Wilson agreed and noted that was something the Board would discuss.

Ms. Norton mentioned the boat at the marina. Ms. Fowler noted the boat does not belong to an owner but an owner's relative. The Board asked Ms. Fowler to send a letter to the owner in the Carolina Club noting the boat will be towed within ten days of receipt of the letter if it is not removed. The marina is for Carolina Club property owners only.

Ms. Norton noted she was going to be away the next few months and asked if anyone was interested in being a temporary ACC chair. On a motion by Mr. Cowling and a second by Mr. Robinett, Marge Linpinski was nominated to fill in as chair while Ms. Norton was away.

Ms. Wilson asked if there were any ACC members leaving the Committee. Ms. Norton noted all members wanted to serve again. On a motion by Mr. Cowling and a second by Mr. Robinett, the Board approved continuing the Committee with the current members.

The Board discussed the election of officers for the upcoming year. After Board discussion and on a motion by Mr. Cowling and a second by Mr. Caldwell, the Board voted to keep the current officers as is. For 2009, Ms. Wilson will serve as President, Mr. Cowling will serve as Vice President and Mr. Robinett will serve as Secretary/Treasurer. Mr. Cowling noted he felt if Ms. Wilson served another year as President then either he or Mr. Robinett would step up the following year.

Ms. Fowler presented the Management Report. She noted the normal day to day duties performed since last meeting and that the clubhouse was pressure washed. Ms. Fowler updated the Board on the legal issue pending. The Association's attorney noted he had been in contact with the other attorney and they most likely would be meeting the following week. The attorney noted he would keep Ms. Fowler up to date as things progressed. Ms. Wilson noted she would like to be a part of any meeting that occurred.

Ms. Fowler noted she confirmed A Plus Lawn Care was not maintaining a certain lot in question. The Board asked Ms. Fowler to notify the owners their lot was not being maintained and they do owe the Association a one time mowing fee.

The Annual Meeting notices were mailed since last meeting and the meeting took place at the end of September. The key chains were purchased and all properties represented at the Annual Meeting received one. Ms. Fowler informed the owner who requested permanent site markers for their property that the Board had no problem with them being installed. She also notified the owner who questioned who was responsible for the trees behind their property that they would need to contact the golf course. Another owner was notified that they would need to speak with the golf course regarding a sprinkler head that was spraying onto their property.

Ms. Fowler noted she contacted Terminix regarding a termite contract for the clubhouse and Ms. Wilson noted she also received an estimate from Harding Pest Control.

The Board discussed an issue the Committee had turned over to them for action. There was a homeowner who was storing their boat and boat trailer on their property. The ACC had sent the owner a letter and there was no response. Ms. Wilson asked for all the letters sent to the owners this year, be e-mailed to her for review.

Mr. Caldwell suggested the Board think about doing some improvements to the marina such as a picnic pavilion. The Board noted some improvements had been made the past few years and Blake Moyer had been the Marina Committee Chair. Ms. Wilson asked if Mr. Caldwell would be interested in serving on the Committee with Mr. Moyer. He said he would and Mr. Vines offered to serve as well. Ms. Fowler offered to e-mail Mr. Caldwell some information regarding picnic pavilion quotes.

Ms. Fowler presented the current financial statement which included a Balance Sheet, Income Statement, Posting Journal and Accounts Receivable. She noted the Accounts Receivable report shows those owing \$125.00 for the fourth quarter and everyone else was delinquent and they had been sent lien letters. Ms. Wilson brought up some owners wanting different dues amounts for those that own developed lots versus those who own under developed lots. Mr. Vines noted he feels there should be no difference and people should have been aware when they bought into the community. The Board agreed.

Ms. Wilson informed the Board on the termite estimates she had received so far. Mr. Vines noted he feels a termite contract may not be necessary. He offered to review the estimates and look at the clubhouse after the meeting and offer his opinion to the Board.

Ms. Wilson asked Ms. Fowler to look into the Maine Electrical solar lights Mr. Dobie had mentioned and also the street lights offered by Dominion. Mr. Vines also agreed to contact Dominion Power about possible subdued lighting in the neighborhood.

Ms. Wilson also asked Ms. Fowler to look into whether they can install a keyed lock on the inside of the door to the pool. Whichever Board member is in charge of locking up

the pool next year would lock the back door after pool hours are over. The Board asked Ms. Fowler to contact someone to install a lock box around the thermostat box in the clubhouse. Ms. Fowler noted she would check with Blake Moyer to see if he was interested. All of the Board members would like keys.

The Board discussed the Christmas Social and decided on December 6th as the date. Ms. Wilson offered to organize the event but noted she would be away that weekend.

Ms. Wilson also offered to organize the Covenant Amendments and will e-mail Village Realty the changes. She would like Ms. Fowler to prepare a mailing to all owners. Ms. Fowler will also check with the attorney on the recording process.

Mr. Cowling suggested the Board meeting minutes be completed within one week of the meeting in order to have them posted on the website within two weeks of the meeting. On a motion by Mr. Cowling and a second by Ms. Wilson, the Board agreed to post the minutes within two weeks of every Board meeting instead of the following month.

With there being no further business, Ms. Wilson adjourned the meeting.

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager